

Town of Nolensville
Planning Commission Meeting
Regular Meeting
September 8, 2005
7:00 P.M.
At Nolensville Elementary School

Members in attendance were as follows: Jimmy Alexander, Larry Gardner, Frank Wilson, Charles Knapper, Willis Wells, James Clark, and Bob Haines.
Staff present was Henry Laird, Richard Woodroof, Bob Notestine, and Tonia Smith
Rick Fisher and Kristie McArthur were absent.

Agenda Item I- Meeting called to order by Chairman Willis Wells

Agenda Item II- Pledge of Allegiance

Agenda Item III- Approval of Minutes

Larry Gardner made a motion to approve the minutes for August 11 meeting. Jimmy Alexander seconded the motion, passed unanimously.

Agenda Item IV- Citizen Comments

Jack Inman- 2552 York Road- stated he did not sign on for this development to come in beside his place. If we are going to do something on York Road, let's do it real nice. Let's keep it the way it is, rural. I know my neighbor has the right to sell his land but what they develop we should take that in to consideration.

Kirk Donegan- 2596 York Road- stated he had moved here in 1994 and was zoned for 5 acre lots. In 1996 the town was incorporated and he was rezoned to an acre lot. He would like to stay 5 acres.

Alfred Bennett- 7286 Nolensville Road- stated he and his wife moved out here with a dream of living in a beautiful community. He felt that Darin has come and has shown that is what his plans are for the down town area. Also the Mayor of Franklin once said, "We did not need developers, they were desperate for your good faith."

Aubrey Short- 803 Rockwood Drive- stated he had just come back from a tour of Great Brittan. In their town everyone took care of trimming their own hedges. Here we have to pay someone out of our municipal funds to do so and make sure the streets are nice. He also spoke about the difference in their government and ours. He stated he was opposed to PUDS.

Planning Commission member Kristie McArthur enter in at 7:12.

Joe Curtsinger-7380 Nolensville Road-stated we must remember our comprehensive plans.

Jim Singleton-2555 York Road- asked why we keep adding subdivisions and no place for the children to go.

Cindy Arnold- 878 Dorcth Lane- Would like to understand the differences between the first concept plan for Yorkshire Park and the one that they have brought before the board tonight.

Agenda Item V- New Business

a.) Major Thoroughfare Plan

Charles Knapper made a motion to make a correction of Britian Lane and Maxwell Lane and remove those words “..... in order to facility mobility...” and accept the Major Thoroughfare Plan. Frank Wilson seconded the motion, passed unanimously. (Rick Fisher was absent)

b.) Yorkshire Park

Larry Gardner stated he would like to recuse himself.

Henry Laird stated that Jack Ludington is here to discussion the Yorkshire Park Plans. They submitted a request to consider rezoning the site to SR.

Jack Ludington (Stantec) stated they would like to make the request for the application to be considered as SR zone and the board to approve the plans dated August 23 with the SR zone applied. Here are some of the things we have considered:

- 1 ½ acre lots fronting York Road
- More than 30% Open Space
- Trail system will be installed
- Pocket Park
- Wider Streets
- Traffic Improvement with Left turn lane @ York Rd

Kristie McArthur stated on the lot summery it says the minimum lot size is 14,000. Is this true?

Jack Ludington stated the home site is for 241 and an average of 16,000 square feet. The rest is common space.

Jimmy Alexander stated we are in the middle of our Land Use Policy Plan.

Charles Knapper stated he has spoken with Tom Moon. His recommendation was not to bring this back until we have discuss our Land Use Policy. He also told him that it looked like it was moving more toward a standard subdivision. You are asking us to vote on a plan that is not before us.

Jack Ludington stated he would like to defer this.

Charles Knapper made a motion to defer Yorkshire Park. Frank Wilson seconded the motion, passed unanimously. (Larry Gardner recused himself and Rick Fisher was absent.)

c.) 7292 Nolensville Road – Site Plan

Henry Laird stated Darin Scheff is here tonight requesting for a variance on parking requirements. He stated he can accommodate 15 cars on site but would also provide additional parking at the feed mill which he owns.

Richard Woodroof stated this site plan is not what we were anticipating. My recommendation to the Planning Commission is to help them with what you would like to see on this.

Kristi McArthur stated we have decided once before there would be no parking on Nolensville Road and have some landscaping in the front.

Charles Knapper asked, “What is the required parking for this?”

Richard Woodroof stated with them using 800 square feet for the restaurant and 2200 square feet for general retail it would be around 20 to 22 parking spaces.

Charles Knapper stated they would need a variance.

Richard Woodroof stated he also owns the feed mill which is about 200 feet from this for extra parking. Also Mr. and Mrs. Bennett have written a letter stating that they have permission to park in the lot between the Feed Mill and the Bed & Breakfast.

Frank Wilson stated there is no reason why they could not park more in back. There is 60 feet back there.

Darin Scheff stated they have put something new together today. (He passed out a drawing showing more parking.)

Jimmy Alexander asked, are you willing to remove the parking from the front.

Frank Wilson stated he would like to see the no parking in the front.

Darin Scheff stated he would like to do that to make the front more quaint and add some tables up front.

Jimmy Alexander asked, are you willing to remove the parking from the front and add some green area with some landscaping.

Willis Wells stated so no one would be able to park there. If you don't put something there people will park there.

Bob Notestine stated he would like to mention that we remember the Disability Act.

Richard Woodroof stated that with less than 20 stall, there is only one handicap stall required.

Frank Wilson stated he would like to see a sidewalk on one side.

Charles Knapper stated he felt that 18 parking spaces would be reasonable and Frank's idea of the sidewalk on the side is great.

James Clark made a motion to defer this because Rich needs more information and another site plan.

Kristie McArthur stated they are asking for a variance.

Richard Woodroof stated his recommendation would be to let them know how many parking spaces you would like to see and if you require gravel. Also would like to see a site plan with landscaping and the parking spaces brought to the board next month for approval.

Henry Laird stated we do need to know how many parking spaces the board would require and would you accept gravel parking.

Larry Gardner made a motion to accept with these conditions:

- Minimum of 12 parking spaces in the rear
- Gravel Parking Lot
- 1 Handicap Space in the back
- Sidewalk to the left of the building
- Grass area in the front with landscaping
- Off site parking

Frank Wilson seconded the motion

Charles Knapper stated point of order. We had another motion on the table.

James Clark stated yes, I made a motion to defer this until they can bring us better detail.

Larry Gardner stated he withdrew his motion.

Frank Wilson stated he withdraw his second motion.

James Clark made a motion to defer this with the information that has been given to Darin Scheff and bring it back with the changes next month. Bob Haines seconded the motion.

Kristie McArthur asked how this is any different from the one we approved last month.

Richard Woodroof stated we would need a little bit more technical drawing. Do you remember what they turned in for the old Pharmacy?

Jimmy Alexander stated he understands we need a drawing for the file. Can you take the suggestion we have given them and make sure they turn that in?

Bob Notestine stated we are working on an ordinance that the staff will be able to review things like this and pass them, but that ordinance has not passed all of the readings.

Charles Knapper stated he felt that we should allow staff to approve this once they have made the changes.

Willis Wells stated we have a motion on the table to defer this.

Motion was denied. James Clark voted to defer and everyone else voted not to be deferred. (Kristie McArthur, Larry Gardner, Frank Wilson, Jimmy Alexander, Charles Knapper, Willis Wells, and Bob Haines)

Larry Gardner made a motion to approve this site plans with the following conditions:

- 12 Parking Spaces in the rear
- 1 Handicap Space
- Sidewalk on the left side of the building as you were facing the building
- Landscaping in the front as to what we had talked about.
- Gravel Parking
- Staff will have the authority to approve this site plan once the changes have been made.

Frank Wilson seconded the motion. Motion passed with Kristie McArthur, Larry Gardner, Frank Wilson, Jimmy Alexander, Charles Knapper, Willis Wells, and Bob Haines voted for the approval. James Clark was apposed of the approval.

d.) Patterson's Precision – Site Plan

Willis Wells stated this has been deferred.

e.) Ballenger Farms Phase 2, Final Plat

Henry Laird stated that Ballenger Farms is seeking approval. There were some minor adjustments that needed to be taken care of; utility easement need to be shown and lot addresses. It looks like they have addressed the changes and staff recommends for approval.

Jimmy Alexander made a motion to approve Ballenger Farms Phase 2, Final Plat with the condition that the addresses are added and the utility easements are shown. Bob Haines seconded the motion, motion passed unanimously.

Charles Knapper stated that for the record this Phase 2 will fall under the sprinkler ordinance.

f.) Benington/Winterset Amenity Area, Final Plat:

Henry Laird stated this development was approved by the county. The county approved the first phase of Benington and the first and second phase of Winterset Woods. These two will share an amenity area.

Bob Notestine stated he would like everyone to understand that this development was approved by the County before the annexation took place. I would like the public to know that.

Frank Wilson made a motion to approve Benington/Winterset Amenity Area, Final Plat. Charles Knapper seconded the motion, passed unanimously.

g.) Benington/Winterset Woods Amenity Area – Site Plan

Henry Laird stated staff recommendation is for approval with the requested changes on the storm water drainage and providing sidewalks to the pool area.

Eric McNeely (Cates and Kottas Development) stated that Gresham, Smith, and Partners will be providing a letter to the staff on the storm water issue.

Charles Knapper made a motion to approve Benington/Winterset Woods Amenity Area – Site Plan with the conditions receiving letter on the storm water drainage and providing sidewalks/crosswalk to the amenity area from each development. Willis Wells seconded the motion. Motion passed with Charles Knapper, Willis Wells, Kristie McArthur, Larry Gardner, Jimmy Alexander, Frank Wilson, and Bob Haines voted for approval. James Clark abstained.

h.) Cross Section/Road Width

Larry Gardner stated he feels that the road width should be at least 26 feet of pavement if this road will be inside the subdivision.

James Clark stated he has to agree, 24 feet is a little narrow.

Willis Wells stated to remember the wider the road the faster the traffic.

Charles Knapper stated we will have a public hearing on this at next meeting. We do not vote on this tonight.

Jimmy Alexander stated you would get a good picture of the 24 feet width if you drive over to Ballenger Farms.

i.) Underground Utility Locations

Richard Woodroof stated you will see on option 1 it shows moving the utility lines back behind the right-of-way into the utility easements with the trees in the planting strip. Option 2 is moving the utility line behind the curb and moving the trees into the front yard.

Bob Haines stated he has done some driving around the area with street trees. I feel that option 1 is more appealing.

Henry Laird stated you might like to recommend option 1 for PUD and option 2 for standard subdivision.

Bob Notestine stated we will have a public hearing on this at next month meeting.

j.) Proposed Amendments on Change of Use/Permits/Site Plans

Henry Laird stated this is amending the zoning ordinance to allow staff some authority to issue permits to a business changing the use with no alterations to the site or building. This will eliminate the need for a site plan review by the Planning Commission.

James Clark made a motion to approve the amendments of appendix c site plan review section 1.4.0. Kristie McArthur seconded the motion, passed unanimously.

k.) Proposed Amendment on PUD Density & Lot Sizes

There was some discussion on the minimum lot sizes for a single family unit in the ER zone to be 40,000 square feet and in the SR zone to be 14,000 square feet.

Jimmy Alexander made a motion to defer amending the PUD Density and lot sizes until it could be discussed at a future workshop. Frank Wilson seconded the motion, passed unanimously.

l.) Discuss regulation of accessory building in VF and UR

Henry Laird stated Frank Wilson had pointed out that in the amendment (04-18) there were some changes left out on the Village Fringe on the accessory building.

Frank Wilson made a motion to defer this until further notice. Willis Wells seconded the motion, passed unanimously.

Agenda Item VI- Old Business

Richard Woodroof stated Bent Creek Phase 1 bond will be due on November 23. I will be sending out a letter to the developer. Also, I have sent a letter to the developer of 13-C stating that Stonecastle Place has not been paved correctly and we would be calling the bond if work did not start.

Charles Knapper made a motion to accept the bond report. Larry Gardner seconded the motion, passed unanimously.

Agenda Item VII-Other Business

Charles Knapper stated that at our next workshop we will need to discuss the square footage on commercial area building.

Charles Knapper also stated there are some people requesting to be annexed into the city limits on Rocky Fork. The staff we will be working on that.

Henry Laird stated the county is requiring now that a certificate of address box to be added to plat.

Agenda Item VIII- Adjournment

Being no further business to come before the Planning Commission the meeting was adjourned at 9:30 P.M.

Larry Gardner
Secretary for the Planning Commission

Date